From:	Philip Mudd
To:	Mike Wyatt - WPMABE; Edwin Lopacki - WPIB
Cc:	Ron Allard - WPMABE; Joshua Hill; Mark Stadsklev - WPRA; Logan Gallagher - WPRA; Terry Lamb Sr.
Subject:	measure and document reduction in KW demand of new LED system & maintenance costs on new Lighting Plant
Date:	Monday, July 11, 2016 10:21:18 AM

We are perusing rebates.

This energy audit will be required to defend any Request for Equitable Adjustments the Lessor asks for when he claims his **annual operating costs (1217)** will increase in order to maintain the new lighting system. At that time the Government can pursue a reduction of the (1217) using our audit as back up to show both the lower KW demand as well as the less frequent need for maintenance on the new LED lighting plant.

One change the Lessor will submit an Request for Equitable Adjustment is the new requirement of managing the new lighting control system.

We have experience with this Lessor and Equitable Adjustments, his first request came right after we moved in, it was an increase of energy usage for the IBM mainframe. Five years into the lease after the IBM equipment was removed, we paid an electrical engineer company $9000 to measure and document the reduction in consumption, we successfully challenged the total KW on the first adjustment and cut in to less than half, it saved the government $1million to the end of the lease September 2015.

From: Mike Wyatt - WPMABE [mailto:michael.wyatt@gsa.gov]
Sent: Monday, July 11, 2016 9:16 AM
To: Edwin Lopacki - WPIB <tony.lopacki@gsa.gov>
Cc: Philip Mudd <Philip.Mudd@ferc.gov>; Ron Allard - WPMABE <ronald.allard@gsa.gov>; Joshua Hill <Joshua.Hill@ferc.gov>; Mark Stadsklev - WPRA <mark.stadsklev@gsa.gov>; Logan Gallagher - WPRA <logan.gallagher@gsa.gov>; Terry Lamb Sr. <Terry.Lamb@ferc.gov>
Subject: Re: update SOW for Lighting audit & provide IGCE

Hello Edwin,

RE: Rebate information

This is the link to DCSEU to apply for available energy rebates. I assume this would be the build out contractors responsibility?

https://www.dcseu.com/for-my-business/standard-rebates/apply-for-rebates?gclid=CIKo2Py9680CFQmqaQodjnMPLA

Also, I am attaching The GSA NCR rebate payee information, should any rebate become available to the government.

On Fri, Jul 8, 2016 at 12:58 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:

> Phil, yes - agreed.

On Fri, Jul 8, 2016 at 12:39 PM, Philip Mudd <Philip.Mudd@ferc.gov> wrote:

> We need a more robust study in order to challenge the Lessor to recoup energy savings. We need a very exacting study. The Pepco watts per light is not adequate
>
> **From:** Mike Wyatt - WPMABE [mailto:michael.wyatt@gsa.gov]
> **Sent:** Thursday, July 07, 2016 3:29 PM
> **To:** Edwin Lopacki - WPIB
> **Cc:** Ron Allard - WPMABE; Joshua Hill; Mark Stadsklev - WPRA; Logan Gallagher - WPRA; Terry Lamb Sr.; Philip Mudd
> **Subject:** Re: update SOW for Lighting audit & provide IGCE
>
> Hello Edwin,
>
> This is another, perhaps less costly method to derive watts used per lighting fixture. Also, If the project moves forward will the contractor apply for available rebates and remove that from the installed project cost?
>
> On Thu, Jul 7, 2016 at 2:47 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
> Mike, thanks for the information:
>
> - Attached please find a rough draft of the SOW (provided by Phil Mudd of FERC) . Please review and comment.
> - I will forward this rough draft for an estimate.
> - When can you or your staff meet with FERC on site to advise on installation of metering for the energy audit?
>
> On Thu, Jul 7, 2016 at 12:48 PM, Mike Wyatt - WPMABE <michael.wyatt@gsa.gov> wrote:
> Hello,
>
> Ron is on vacation this week. I am unaware of any existing scope and IGE documents at this time
>
> Sent from my iPhone
>
> On Jul 7, 2016, at 12:32 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
>
>> Ron, do you have an IGCE (IGE) (Independent Government Cost Estimate) for this type of work - or should I ask for an IGE to be done?
>>
>> On Thu, Jul 7, 2016 at 10:04 AM, Philip Mudd <Philip.Mudd@ferc.gov> wrote:
>> We would like to issue a task on a contract that we will have in place in September. We would like to issue this as soon as possible, the audit must be done prior to the first phase of **Project 888.**
>>
>> **As I have mentioned in my previous e-mails we need an IGCE for this work along with the SOW.**

The attached SOW is not complete, it does not have the wording for measuring the new state of the art lighting plant, which should include KW draw as well as estimated annual maintenance costs, for the new state of the art lighting system and controls

The new 1217 costs are as follows
$33,820 item **12. REPLACEMENT OF BULBS, TUBES, STARTERS**
$30,862 item **14. SYSTEM MAINTENANCE AND REPAIR *(Ballasts, fixtures, etc.)***

From: Edwin Lopacki - WPIB [mailto:tony.lopacki@gsa.gov]
Sent: Wednesday, July 06, 2016 6:02 PM
To: Ron Allard - WPMABE
Cc: Joshua Hill; Philip Mudd; Mark Stadsklev - WPRA; Mike Wyatt - WPMABE; Tony Lopacki; Logan Gallagher - WPRA
Subject: FERC - Capturing Energy Savings

Ron, We need your help with two items:

- Review and comment on the SOW for energy audit the FERC sent us.
- Set up a date and time to meet on site with FERC personnel to review placement, type and number of meters and related equipment to establish baseline foe audit.

These requests have been out there for a while coupled with the fact that the renovation project is moving forward on schedule time is short.

Thank you for your help.
--
E Tony Lopacki
Project Manager
Office of Design & Construction
Public Buildings Service
National Capital Region
U.S. General Services Administration
301 7th Street, SW, Room 2114
Washington, DC 20407
Office Phone: (202) 708-8033
Cell Phone: (202) 997-4875
Fax: (202) 205-3451

--
E Tony Lopacki
Project Manager
Office of Design & Construction
Public Buildings Service
National Capital Region
U.S. General Services Administration
301 7th Street, SW, Room 2114

Washington, DC 20407
Office Phone: (202) 708-8033
Cell Phone: (202) 997-4875
Fax: (202) 205-3451

--

E Tony Lopacki
Project Manager
Office of Design & Construction
Public Buildings Service
National Capital Region
U.S. General Services Administration
301 7th Street, SW, Room 2114
Washington, DC 20407
Office Phone: (202) 708-8033
Cell Phone: (202) 997-4875
Fax: (202) 205-3451

--

Respectfully,

Michael Wyatt

U.S. General Services Administration
Energy Management Specialist

Office of Facilities Management WPMABE

GSA Public Buildings Service

301 7th & D Street S.W. Rm. 6048

Washington DC 20409
Phone 202 690 9178
Cell 202 870 3151

--

E Tony Lopacki
Project Manager
Office of Design & Construction
Public Buildings Service
National Capital Region
U.S. General Services Administration
301 7th Street, SW, Room 2114

Washington, DC 20407
Office Phone: (202) 708-8033
Cell Phone: (202) 997-4875
Fax: (202) 205-3451

--

Respectfully,

Michael Wyatt

U.S. General Services Administration
Energy Management Specialist

Office of Facilities Management WPMABE

GSA Public Buildings Service

301 7th & D Street S.W. Rm. 6048

Washington DC 20409
Phone 202 690 9178
Cell 202 870 3151